Steve Schleiker 05/10/2024 10:27:55 AM Doc \$0.00 3 Rec \$33.00 Pages

Pages

El Paso County, CO



SUBDIVISION/CONDOMINIUM PLAT				
Reception Number	Date	Time		
Reception Fee	Number of Pages	File Number		
	DeR Subdivision			
Seder Investment LLC				
Subdivision	Condominiu	m		
C&R/016 Revised 6/06				

SEDER **SUBDIVISION**

ア **EPLAT** OF LOT 7, **AKERS** ACRES SUBDIVISION NO.

LOCATED MITHIN THE SOUTHEAST QUARTER OF EL **PASO** SECTION 32, COUNTY, TOWNSHIP 13 COLORADO SOUTH, RANGE 65 WEST OF THE HT6 P.M.

BE AT SEDER INVESTMENT, LLC, WIT: 日 KNOWN BY THESE PRESENTS A COLORADO LIMITED LIABILITY COMPANY IS

OWNER OF THE FOLLOWING DESCRIBED TRACT

LOT 7, AKERS ACRES SUBDIVISION NO. 1, COUNTY OF EL PASO, STATE OF COLORADO EXCEPT THAT PARCEL CONVEYED TO EL PASO COUNTY IN DEED RECORDED OCTOBER 23, 2009 UNDER RECEPTION NO. 209123580. CONTAINING 406,943 SQUARE FEET (9.34 ACRES), MORE OR LESS

DEDICATION

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT TO BE REPLATTED INTO A LOT AND EASEMENTS AS SHOWN ON THIS REPLAT. THE TRACT OF LAND AS HEREIN REPLATTED SHALL BE KNOWN AS "SEDER SUBDIVISION" IN COUNTY OF EL PASO, COLORADO.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEED OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SEDER SUBDIVISION. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED SEDER INVESTME HAS EXECUTED THIS INSTRUMENT THIS WHEREOF INT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY DAY OF 12024. STEVEN B. SEDER, MANAGER,

BY STEVEN B. SEDER, MANAGER

NOTARIAL STATEMENT

SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 유 SEDER INVESTMENT, LLC, A COLORADO LIMITED LIABILITY 30 DAY OF April COMPANY. Steven

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 1/13/2026



THE BASIS OF BEARING OF THIS SUBDIVISION IS THE EAST LINE OF SECTION 32. SAID LINE BEARS NO0'33'53"W, AND IS MONUMENTED ON THE SOUTH BY A CORNER CALCULATED PER SURVEY RECORDS AND ON THE NORTH BY A FOUND NO. WITH A 3-1/4" ALUMINUM CAP STAMPED PLS 38256. 6 REBAR

ALL EXISTING AND PROPOSED UTILITY, DRAINAGE AND IMPROVEMENTS EASEMENTS WITHIN THIS REPLAT ARE PUBLIC.

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY AND TITLE OF RECORD, BASELINE ENGINEERING CORP. RELIED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SCB55112802, EFFECTIVE DATE JUNE 19, 2023 AT 5:00 P.M.

UNITS OF MEASUREMENT FOR THIS PLAT = U.S. SURVEY FOOT

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NOTES

- THE AREA OF THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE LAND DEVELOPMENT CODE OF EL PASO COUNTY.
- ALL MONUMENTS, RECOVERED AND ESTABLISHED, ARE AT GRADE $\pm/-$ 0.1,

6.

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- THE PROPOSED SHARED 42 FOOT ACCESS EASEMENT DESCRIBED HEREIN IS SUBJECT TO LOTS 1 AND 2

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- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- <u>1</u>0. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN A THROUGH PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY TH INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCE, MATERIALS OR LANDSCAPING THE COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

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12. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

PETERSON RD SAND CREEK HIGH SCHOOL VICINITY MAP N MARKSHEFFEL RD JIMMY CREEK CAMP PARK

NOTES (CONTINUED) 13. DEVELOPER SHALL COMPLY WITH FEDER

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- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LITHE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF EN AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT FITHE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE). NOT LIMITED TO, OF ENGINEERS S IT RELATES TO
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD.

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19.

- SEDER SUBDIVISION IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 213076618 OF THE RECORDS OF EL PASO COUNTY. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- WHERE THE PROPERTY IS ADJACENT TO AN INDUSTRIAL AREA:
 NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY
 ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY
 AND THE RAMIFICATIONS THEREOF.
- 20. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 224005541 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- LOTS 1 AND 2 OF SEDER SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT TITLED "SOILS & GEOLOGY STUDY, PARCEL NO. 53320-02-015, 2725 AKERS DRIVE BY ENTECH ENGINEERING, INC. AND DATED OCTOBER 4, 2023. THE IDENTIFIED HAZARDS INCLUDE ARTIFICIAL FILL, HYDROCOMPACTION AND EXPANSIVE SOILS AS SHOWN ON FIGURE 6 OF THE REFERENCED STUDY.

22.

- GAS SERVICE IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO COLORADO SPRINGS UTILITIES RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING
- ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. SUBJECT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RULES, REGULATIONS AND SPECIFICATIONS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018.

NOTICE S HEREBY **GIVEN**

S SUBJECT TO THE CODE JHE CITY OF COLORADO SPRINGS, 2001, AS

Engineering · Planning · Surveying

4862 INNOVATION DR, SUITE 100 · FORT COLLINS, COLORADO 80525

P: 970.353.7600 • F: 866.679.4864 • www.baselinecorp.com

NO BUILDING PERMITS S
REQUIRED PUBLIC AND F
ALTERNATIVELY, UNTIL A
COMBINATIONS THEREOF,
DRAINAGE, STREETS AND AN ST DR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PINTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRING ANCES INCLUDING, BUT NOT LIMITED TO, LETTERS OF CREDIT, CASH, SUBDIVISINE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED PUBLIC IMPROVEMENTS INCLUDING. PAID . BONDS OR TED TO, 44 AND AND ALL

THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE ELPASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

ACCESS TO LOTS 1 A ACCESS IS SUBJECT RECEPTION NO. 22 AND 2 SHALL BE THROUGH THE SHOWN ACCESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN, AS RECORDED 1. OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

PREPARED BY

DAM/DEW

DATE

11/22/2023

DESIGNED BY

DRAWN BY

DAM

CHECKED BY

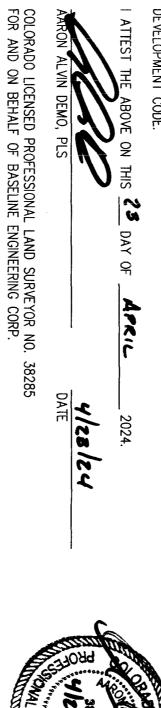
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EASEMENT STATEMENT

EASEMENTS ARE AS SHOWN HEREON WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY AND PUBLIC DRAINAGE PUITERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 2121 COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATION

SUPERVISION AND CORRECTLY RE SUPERVISION AND THAT ALL MOI AND THAT ALL MOI AND THAT SAID PLAT HAS BEEN WITH MONUMENTS, SUBDIVISION, DEVELOPMENT CODE. EN PREPARED IN AND ALL EYOR IN THE STATE OF COLORA SURVEY MADE ON AUGUST 4, 20 ON; THAT MATHEMATICAL CLOSIC WITH ALL APPLICABLE LAWS CLAPPLICABLE PROVISIONS OF

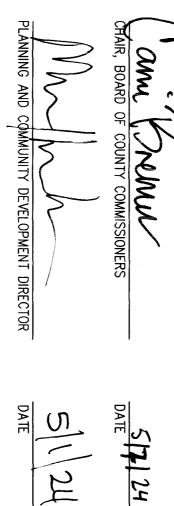


ATTEST THE

NOTICE: ACCORDING THREE (3) YEARS AFT SURVEY BE COMMENCE TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105 C.R.S.

THIS PLAT FOR SEDER SUBDIMISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE LAW DAY OF April 20 24 SUBJECT TO ANY NOTES SPECIFIED HEREON AND CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC ARE ACCEPTED, BUT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

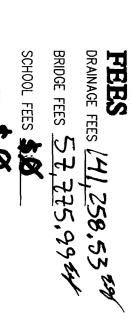
LOT 7, AKERS ACRES COVENANTS, CONDITIO OF THE EL PASO COU SUBDIVISION NO. 1 IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL INS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE INTY CLERK AND RECORDER, RECEPTION NO. 432490.



RECORDING OF EL PASC SS

COLORADO I HEREBY CERTIFY THAT THIS INSTRUMENT 2024, AND \overline{S} FILED FOR RECORD IN NO. 24718321 OFFICE AT 10: 12-10 CLOCK P_M





BRIDGE FEES 57,775,99%	FEES 141, 258.53 29
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SEDER INVESTMENT, LLC						
SEDER SUBDIVISION						
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EDER INVESTMENT, LLC
SEDER SUBDIVISION /4 OF SEC. 32, T13S, R65W OF THE 6TH P.M.
5 AKERS DR, COLORADO SPRINGS, CO 80922

_		
L	PAS0	COUNT

SO	COUNTY	

REVISION DESCRIPTION COUNTY COMMENTS

SEDER SUBDIVISION

LOCATED WITHIN THE SOUTHEAST QUARTER R EPLAT OF LOT 7, AKERS ACRES SUBDIVISION NO. ER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE EL PASO COUNTY, COLORADO 65 **WEST** OF

THE

HT6

BASELINE

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 $Engineering \cdot Planning \cdot Surveying$

15321

CEDED INVESTMENT IIC		REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY	
SEDER INVESTMENT, LLC		COUNTY COMMENTS	DAM/DEW	11/22/2023		
	EL PASO COUNTY				DRAWN BY	
SEDER SUBDIVISION					DAM	
SE 1/4 OF SEC. 32, T13S, R65W OF THE 6TH P.M.						
·					CHECKED BY	į
2725 AKERS DR, COLORADO SPRINGS, CO 80922	•				AAD	

